

LVPOA Agenda

Board Meeting October 9, 2023

Call Meeting to order

Review/approval of minutes from September 2023 meeting

Clubhouse Maintenance Committee Report – Clint

- ABC Roofing requested discussion

Architectural Control – Cliff

Finance Committee Report – Connie

Pool Committee Report – Jill

Tennis Court Committee Report – Jill

Clubhouse Scheduling – Teresa

Social Committee – Teresa

Welcome Committee – Teresa

Common Grounds Committee Report – Tom

New Business

Old Business

LAKEWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.
Balance Sheet

9/30/2023

ASSETS

Current Assets

Guaranty Bank Operating	24,629.86
Edward Jones - State Street Deposit	13.57
Edward Jones Money Market	17,610.95
Edward Jones 4/6 CD 5% exp 4/5/24	5,000.00
Edward Jones 4/28 CD 5% exp 10/30/23	5,000.00
Edward Jones - Townhouses	16,172.55
Edward Jones CD - Townhouses	0.00

Total Bank Accounts	<u>68,426.93</u>
---------------------	------------------

Accounts Receivable - Prepaid	-470.00	2024 Dues
-------------------------------	---------	-----------

UnDeposited Funds	<u>520.00</u>
	50.00

Fixed Assets

ClubHouse	44,573.51
-----------	-----------

Total Fixed Assets	<u>44,573.51</u>
--------------------	------------------

Total Current Assets	<u>113,050.44</u>
----------------------	-------------------

Liabilities & Equity

Current Liabilities

Townhouse Escrow Account	16,172.55
--------------------------	-----------

Equity

Accumulated Equity	75,616.22
2023 Net Income/Loss	<u>21,261.67</u>

Total Equity	<u>96,877.89</u>
--------------	------------------

Total Liabilities & Equity	<u>113,050.44</u>
----------------------------	-------------------

Lakewood Village Property Owner Association, Inc.
Budget Report

	Budget 2023	September 2023	Year to Date 2023	Remaining Budget 2023
Income				
Home Owner Dues - Current Year	73,320.00	705.00	72,615.00	705.00
Home Owner Dues - Prior Years	235.00	0.00	235.00	0.00
Townhouse Maintenance Assessment	2,880.00	0.00	2,880.00	0.00
Townhouse Maintenance Transfer	-2,880.00	0.00	-2,880.00	0.00
Pool Income				
Pool Associate Members Fee	11,250.00	0.00	11,625.00	-375.00
Pool Rental Fees	0.00	0.00	210.00	-210.00
Key Fob Income	300.00	0.00	125.00	175.00
Total Pool Income	11,550.00	0.00	11,960.00	-410.00
Clubhouse Rental Fees	150.00	120.00	390.00	-240.00
Late Payment Fees	700.00	100.00	1,325.00	-625.00
Late Payment Fees - Prior Year	350.00	0.00	175.00	175.00
Social Committee/Breakfasts	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Misc. Income	0.00	0.00	0.00	0.00
Interest Income	15.00	0.00	620.02	-605.02
Paypal/Internet Fee Income	0.00	0.00	0.00	0.00
Vending Income	0.00	0.00	0.00	0.00
Filed Liens Receivable	120.00	0.00	48.00	72.00
Total Income	86,440.00	925.00	87,368.02	-928.02
Expense				
Administration				
Bank Fee (includes net paypal)	70.00	5.28	87.76	-17.76
Insurance	5,800.00	0.00	0.00	5,800.00
Lien/Legal Fees	100.00	0.00	0.00	100.00
Office Supplies	300.00	0.00	295.50	4.50
Postage	400.00	21.86	254.56	145.44
Printing & Reproduction	400.00	20.20	239.60	160.40
Professional Fees	5,305.00	325.00	3,800.00	1,505.00
Taxes	1,250.00	0.00	0.00	1,250.00
Trash Service	18,162.00	1,452.25	13,070.25	5,091.75
Utilities	8,000.00	918.32	5,521.87	2,478.13
Web Site	750.00	0.00	599.66	150.34
Total Administration	40,537.00	2,742.91	23,869.20	16,667.80

Lakewood Village Property Owner Association, Inc.

Budget Report

Clubhouse				
Improvements, Misc	0.00	0.00	0.00	0.00
Repairs & Maintenance & Cleaning	3,000.00	0.00	270.00	2,730.00
Supplies	200.00	0.00	151.59	48.41
Total Clubhouse	<u>3,200.00</u>	<u>0.00</u>	<u>421.59</u>	<u>2,778.41</u>
Social Committee				
Entertainment	450.00	0.00	0.00	450.00
Food	350.00	0.00	314.52	35.48
Supplies	200.00	0.00	0.00	200.00
Misc	200.00	0.00	0.00	200.00
Social Committee Total	<u>1,200.00</u>	<u>0.00</u>	<u>314.52</u>	<u>885.48</u>
Grounds				
Landscaping	250.00	44.45	255.99	-5.99
Tree/Limb Removal	5,000.00	29.00	4,224.88	775.12
Supplies	100.00	0.00	248.46	-148.46
Mowing/Hauling	13,650.00	0.00	13,650.00	0.00
Total Grounds	<u>19,000.00</u>	<u>73.45</u>	<u>18,379.33</u>	<u>620.67</u>
Pool Expense				
Furniture Repair/Replace	1,000.00	0.00	43.22	956.78
Buster Crabbe	15,000.00	0.00	18,021.11	-3,021.11
Internet/Phone (ATT & Protel)	800.00	117.70	798.23	1.77
Pool House (Maintenance, Supplies & Cleaning)	1,200.00	0.00	1,549.56	-349.56
Pool Maintenance Contractor	2,000.00	150.05	1,353.80	646.20
Total Pool Expense	<u>20,000.00</u>	<u>267.75</u>	<u>21,765.92</u>	<u>-1,765.92</u>
Tennis Courts/Playground				
Tennis Court Maintenance	2,003.00	0.00	1,325.00	678.00
Playground	500.00	0.00	30.79	469.21
Total Tennis Courts/Playground	<u>2,503.00</u>	<u>0.00</u>	<u>1,355.79</u>	<u>1,147.21</u>
Total Expense	<u>86,440.00</u>	<u>3,084.11</u>	<u>66,106.35</u>	<u>19,448.17</u>
Operating Budgeted Income/-Loss	<u>0.00</u>	<u>-2,159.11</u>	<u>21,261.67</u>	<u>-20,376.19</u>



2144 E. Republic Rd., Ste. F200 | Springfield, MO 65804-4623

24-Hour Account Information
Customer Service (toll free)

417.520.6082
1.833.875.2492

www.gbankmo.com

LAKEWOOD VILLAGE PROPERTYOWNERS ASSOCIATION I
OPERATING ACCOUNT
PO BOX 14702
SPRINGFIELD MO 65814-0702

Account Number: *****6417
Statement Date: 9/30/23
Page Number: 1
Items: 9

***** DO NOT MAIL *****

Video banking machines are available at every branch location!
Extended operating hours with a live, local video banker.
Conduct almost any transaction a teller can do via live video.
Deposits, withdrawals, transfers, or cash checks to the penny.

SMALL BUSINESS ACCT

ACCOUNT #: *****6417

Previous Balance on	8/31/23		
2 Deposits and Other Additions (Credits)		\$	27,432.72
10 Checks and Other Charges (Debits)		+	413.87
		-	3,216.73
Current Balance on	9/30/23		\$ 24,629.86

CHECKING ACCOUNT TRANSACTIONS

9/19/23 Direct Deposit	PAYPAL TRANSFER	293.87 +
9/28/23 Regular Deposit		120.00 +
9/13/23 Automatic Debit	PAYPAL INST XFER	9.15 -
9/30/23 Service Charge		5.00 -

Check #	Date Paid	Amount	Check #	Date Paid	Amount
11572	9/01/23	123.75	11576	9/15/23	44.45
11573	9/12/23	150.05	11577	9/21/23	1,452.25
11574	9/14/23	117.70	11578	9/13/23	367.06
11575	9/13/23	29.00	11579	9/22/23	918.32

DAILY BALANCE SUMMARY							
Balance	Date	Balance	Date	Balance	Date	Balance	Date
27,432.72	8/31	26,753.71	9/13	26,885.43	9/19	24,634.86	9/28
27,308.97	9/01	26,636.01	9/14	25,433.18	9/21	24,629.86	9/30
27,158.92	9/12	26,591.56	9/15	24,514.86	9/22		

Low Balance for Period was	24,514.86
Average Ledger Balance for Period was	26,250.21
Average Collected Balance for Period was	26,246.21
Itemization of Service Charge	
Remote Dep Xtra File Code	= 5.00

Date	Num	Name	Memo	Amount
Guaranty Bank Operating				
8/28/1993	11572	Jackson Fannin	pool maintainance	123.75
9/5/2023	11573	Jackson Fannin	pool maintainance - final	150.05
9/6/2023	11574	ATT		117.70
9/11/2023	11575	Thomas Bauer	limb to dump	29.00
09/11/23	11576	City Utilities	fire hydrant	44.45
09/11/23	11577	Republic Services	trash	1,452.25
09/11/23	11578	Tax Relief Center	monthly, postage, printing	367.06
09/18/23	11579	City Utilities		918.32

paypal fee		0.28
Guaranty Bank	Fee	5.00

Total Guaranty Bank Operating	3,207.86
-------------------------------	-----------------

Paypal income	-8.87
Paypal Fee	9.15
Bank Fee	5.00
Bank Fee (includes net paypal)	5.28

outstanding cks EOM

none